



Center for Urban and Regional Affairs

KRIS NELSON COMMUNITY-BASED RESEARCH PROGRAM

...a program of the Center for Urban and Regional Affairs (CURA)

Alternative Building Materials and Strategies for Vacant Lots in St Paul

Prepared in partnership with
NeighborWorks Home Partners

Prepared by
Aaron Hanson
Research Assistant
University of Minnesota

Spring 2017

KNCBR Report # 1430

*This report is available on the University of Minnesota Digital Conservancy:
<https://conservancy.umn.edu/>*

Center for Urban and
Regional Affairs (CURA)

UNIVERSITY OF MINNESOTA
Driven to DiscoverSM

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Center for Urban and Regional Affairs (CURA)
University of Minnesota 330 HHH Center
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-1551
E-mail: cura@umn.edu
Web site: <http://www.cura.umn.edu>

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Executive Summary

Many cities across the country are experiencing an affordable housing shortage. The city of St Paul is no exception. That means for non-profit affordable housing developers like NeighborWorks, the challenges to building affordable home-ownership options are greater than ever. The city of St Paul has a diverse assortment of lot sizes and shapes, but many of them are very small or are too skinny to build a new house on due to setback limits in the city's zoning rules. This means either restricting homes' design shape and size, or obtaining a zoning variance. Smaller homes make it more difficult to bring construction costs down, and the variance process can be difficult to navigate. This research project set out to identify alternative designs and materials as potential options for building new homes on St Paul's infill lots and to assess them for feasibility. The alternatives chosen during the initial phase to research further were based on technical and financial plausibility, and then assessed for political feasibility. This research then looked at the policy challenges and makes some policy recommendations. The conclusion of this project acknowledges that there are several alternative options to consider, some of which are already being implemented by other developers. This project serves to scratch the surface of these alternatives for the purpose of encouraging further discovery.

Assessment of St Paul's Vacant Lots

This section provides a picture of the various vacant lot sizes and the number of them available for redevelopment. Figure 1 shows a layout of a St Paul city block taken from the Ramsey County GIS System. This example shows a typical vacant lot (#305, the narrow lot third from the left on the bottom), and also shows a compact lot that would be impossible to rebuild on without obtaining a variance (#302, second from the left on the top). Just over a thousand vacant lots were identified throughout the city of St Paul. Figure 2 shows a breakdown of these lots according to size. The majority of vacant lots are only about 1 tenth of 1 acre. See Appendix A for maps of St Paul's vacant lots and buildings, current as of spring, 2017.

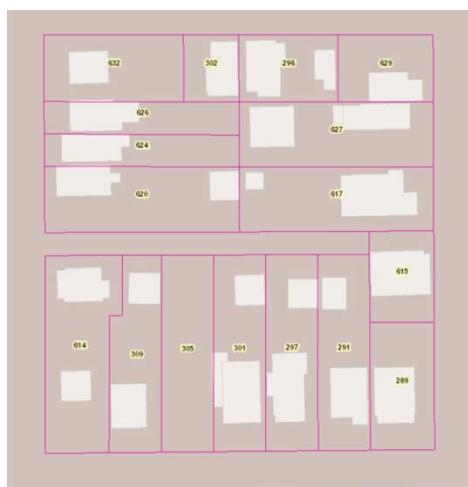


Figure 1: (Ramsey County, 2017)

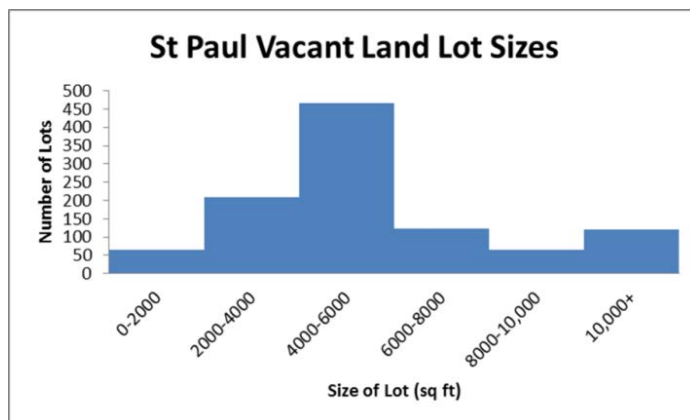


Figure 2: St Paul Vacant Lot Size Distribution

Summary of Policies & Actors

In order to redevelop St Paul's infill lots there is a series of requirements that must be met. Even if the home to be built does not require any zoning variances, it must meet the requirements of the Minnesota State building code.

The state of Minnesota has been consistently updating its building code every 3 years. The most current version is the 2015 Minnesota Building Code which has implemented energy efficiency requirements in addition to its construction standards.

With building plans that meet these minimum requirements the next step is to make sure these plans meet the city's zoning requirements for that particular lot. If they do not, they must obtain approval of the jurisdiction's District Council. Once District Council approval is obtained the plans must be brought to the St Paul Board of Zoning Appeals for their approval as well.

The district council system in Saint Paul is comprised of 17 autonomous 501(c)(3) non-profit agencies that provide residents in each neighborhood an opportunity to become involved in city planning. The primary focus of most district councils is land use, community development and transportation. District Council's will publish neighborhood plans that help shape and communicate the directives of that District Council. As an example, these paraphrased points outline the neighborhood plan for housing in the Thomas-Dale Frogtown Neighborhood:¹

- Preserve the existing housing.
- Adopt designs that new development is consistent with the existing character of the neighborhood.
- Encourage affordable new construction and infill.
- Encourage houses to accommodate larger families.
- Encourage housing for elderly residents.
- Increase property for a variety of incomes and needs.
- Encourage community land trust.
- Maintain publicly-assisted housing in the district.

Appendix C provides a compiled list of the contact info for each district and the St Paul Board of Zoning Appeals.

Summary of Alternative Designs

This is not an exhaustive list of possibilities. The alternatives chosen to research were based on their technical and financial plausibility, and then assessed for political feasibility. This method proved to be useful due to the financial importance of serving the mission of the agency and the community to provide and preserve affordable home ownership options. Some options were not included in the financial summary or feasibility study due to their failure in one or the other categories. The information

¹ (City of St Paul, 2007)

provided in this section was gathered from various sources, such as interviews, newspaper articles, and manufacturer websites. Detailed descriptions and pricing are subject to change and have been omitted from this report to provide confidentiality to the various builders and their pricing. Contact information has been provided in Appendix B.

Manufactured

The modern manufactured home is the evolution of the mobile home. They are factory built homes with a permanent chassis built into the floor that provides a structural base which allows the attachment of a wheel axel. The roof pitches are also kept to a minimum to allow for highway transport under bridges. Even though the construction of these homes can be upgraded to meet the Minnesota construction code requirements, because of their mobility, lenders and insurers will seldom threat them as improvements to real property. This leaves them in the legal category of personal property and thus, they are deemed a depreciating asset. St Paul along with most US cities will not allow these to be permitted for residential development. The NorthCountry Foundation has worked with mobile home communities and their surrounding municipalities to develop cooperative land trust arrangements to preserve these communities and expand the options for homeownership.²

Modular

Similar to a manufactured home, modular homes are built in large sections in a factory and delivered to the site in 2 to 4 or more pieces. In contrast to manufactured, these homes are built with traditional framing and shipped on trailers, rather than building the trailer into the frame. Certain parts of the framing, such as the roof trusses, can be hinged and folded to fit under highway bridges. This allows the structures to meet all the requirements of the building code while still reaping the cost savings of building from a factory. This design is gaining traction and even being implemented in some St Paul neighborhoods.

Container

This idea embodies the concept of alternative designs to address affordable housing. It can provide shelter for a very cheap price, but can it provide a “home”? The rigid shell of a shipping container provides an affordable structure, but in the cold of Minnesota it requires substantial insulation. In order to take advantage of the rigid structure, the insulation must be installed on the interior, reducing the available indoor space. Designs that join multiple shipping containers together must be stacked squarely or have reinforced structural components.

Hybrid

During my research for modular and container homes, I came across multiple articles and websites featuring a local company called Hive Modular.³ They have designed homes that incorporate shipping containers and modular sections together to build contemporary style homes.

² (Northcountry Cooperative Foundation, 2017)

³ (Meinhold, 2009) (Clos, 2014)

Monopath

Monopath is a trademarked design produced by the Andy Campbell Design Company, developed alongside the University of Minnesota Cold Climate Housing Program. The alternative design to this approach is buried in the walls of these structures. It uses structural OSB panels that can be quickly assembled. It also saves construction waste, fabrication time, and cost by utilizing the structural panels for finishes such as flooring and countertops.



OptiMN

The OptiMN home is a net-zero energy ready home designed by the interdisciplinary team from the University of Minnesota, including yours truly, for the 2015 Department of Energy Race-to-Zero design competition. This design won grand prize by incorporating affordability into an energy efficient design for a Minneapolis infill lot.

Image from: U.S. Department of Energy Race to ZERO 2015 Student Design Competition

Other Alternative Designs

This section briefly touches on some of the other alternative designs that were explored. The options could be explored further as more details and specifics are developed and released.

Foundations

Foundations are a costly component to building a home here due to how deep they must be to get below the frost line of the frozen tundra of Minnesota winters. For this reason, most homes here have basements to utilize as storage or extra finished square footage. A new product shows potential to alleviate some of this cost. This design drills piles, resembling a large screw, deep into the ground, beneath the ground freezing level, to solidly support various structures. This can be an advantageous alternative to concrete form tubes and less expensive to than concrete foundations.

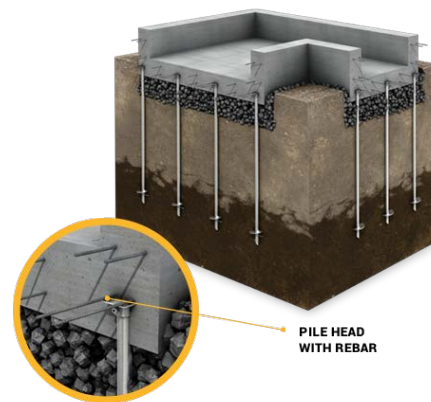


Image from: <http://www.goliathtechpiles.com/>

Tiny Homes

There are several small scale innovations coming to light around the micro-house. In Russia, they have created a giant 3D printer that was able to “print” a 400 square foot home. In Haiti, a company recycled rubble from area devastated by an earthquake to form concrete *Lego* style blocks to rebuild homes. And of course, shipping containers have been used in temporary relief housing in previous situations. But all of these options fall short of meeting the policy threshold for being considered a permanent

improvement to the land, which is the necessary requirement for achieving the legal designation of real-property, not personal-property.

Feasibility Report

My assessments of the selected designs are based on the technical ease of construction and the replicability, the estimated cost per square foot, and the perceived likelihood of obtaining building permits. Each category received a 1-3 score, with a 1 representing low feasibility, a 2 for moderate feasibility, and a 3 for high feasibility.

	Manufactured	Modular	Container	Hybrid	MONOPath	OptiMN
Technical Feasibility	3	3	1	2	2	2
Financial Feasibility	3	3	2	2	3	1
Policy Feasibility	1	3	1	2	3	3
TOTAL	7	9	4	6	8	6

Policy Recommendations

These recommendations are my assessment of existing barriers that could be removed to alleviate the difficulties in developing affordable homeownership options in the city of St Paul.

One recommendation after reviewing the alternatives regarding the designs is that urging St Paul towards allowing permits for manufactured homes that meet the requirements of the state code and are attached permanently to in-ground foundations could provide another affordable alternative.

As someone who is an advocate for energy efficiency and energy efficient technology, the trade-off of affordability has persuaded me to recommend a moratorium on building/energy code progression. Especially for smaller homes which, by default, use less energy.

Specifically for the NeighborWorks organization, I recommend advocating for a policy that provides a discount for city and county owned land that is being purchased for the purpose of developing affordable homeownership through the land trust model. This initiative is stated in the Thomas-Dale Frogtown neighborhood plan as a way to combat gentrification, and an initiative they aim to promote.

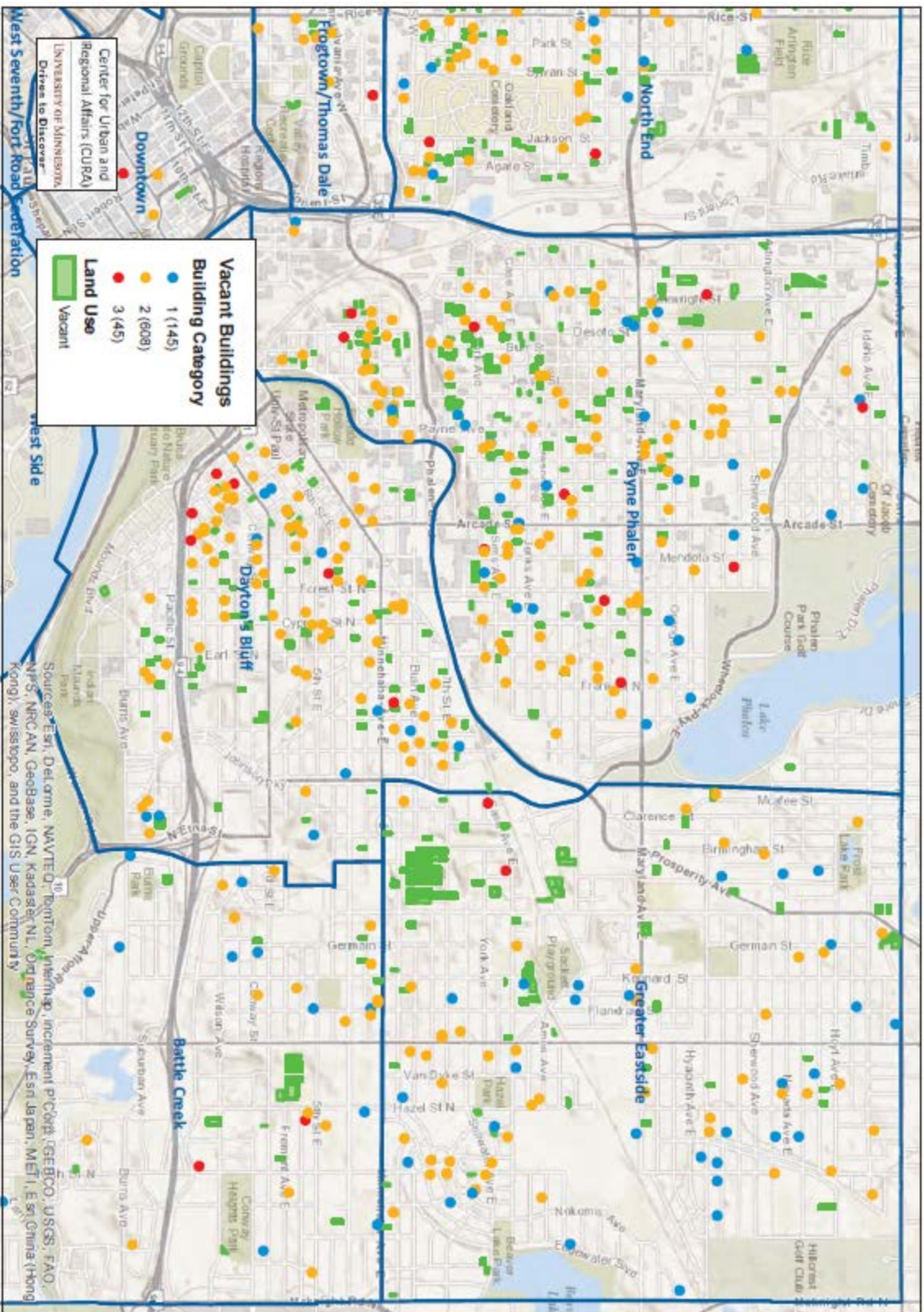
A last recommendation would be to create guidebook for code variance process. This could smooth out the process for NeighborWorks and other affordable housing developers. The contact information is provided in Appendix C for the St Paul Zoning Variance Department and the various District Councils.

Appendices

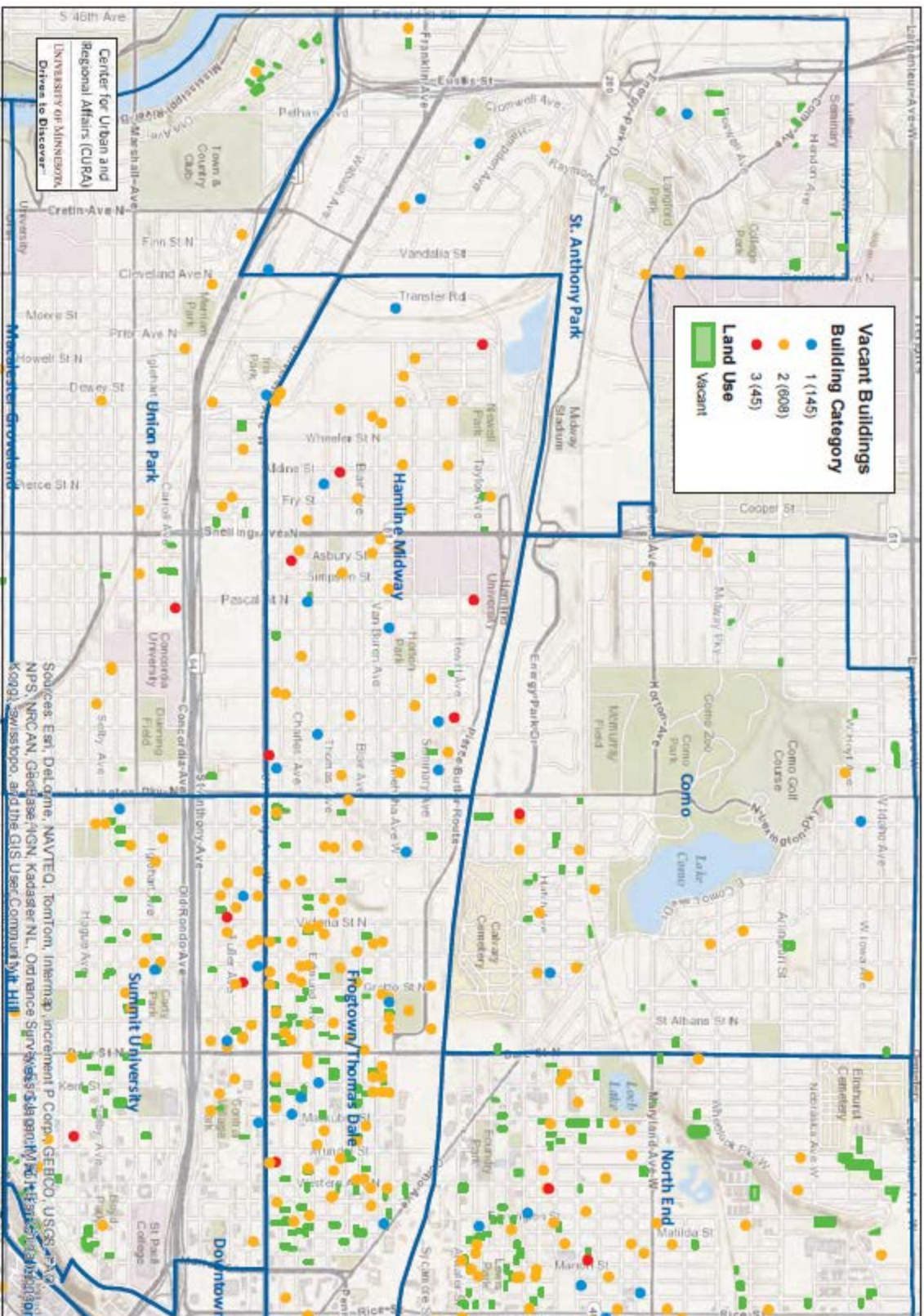
Appendix A

Maps of Vacant Lots and Buildings for St Paul

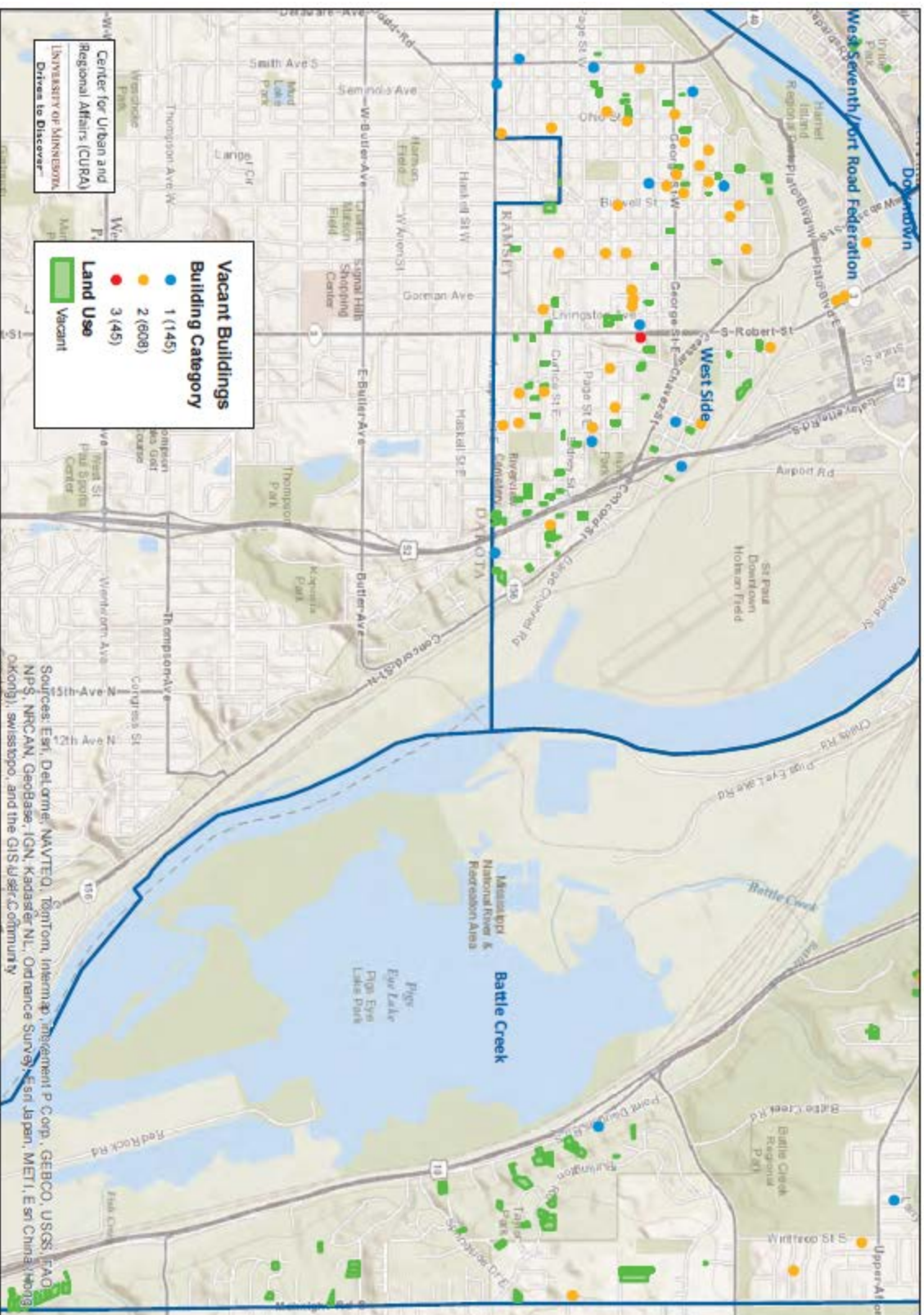
CITY OF ST PAUL: Vacant Buildings & Vacant Lots



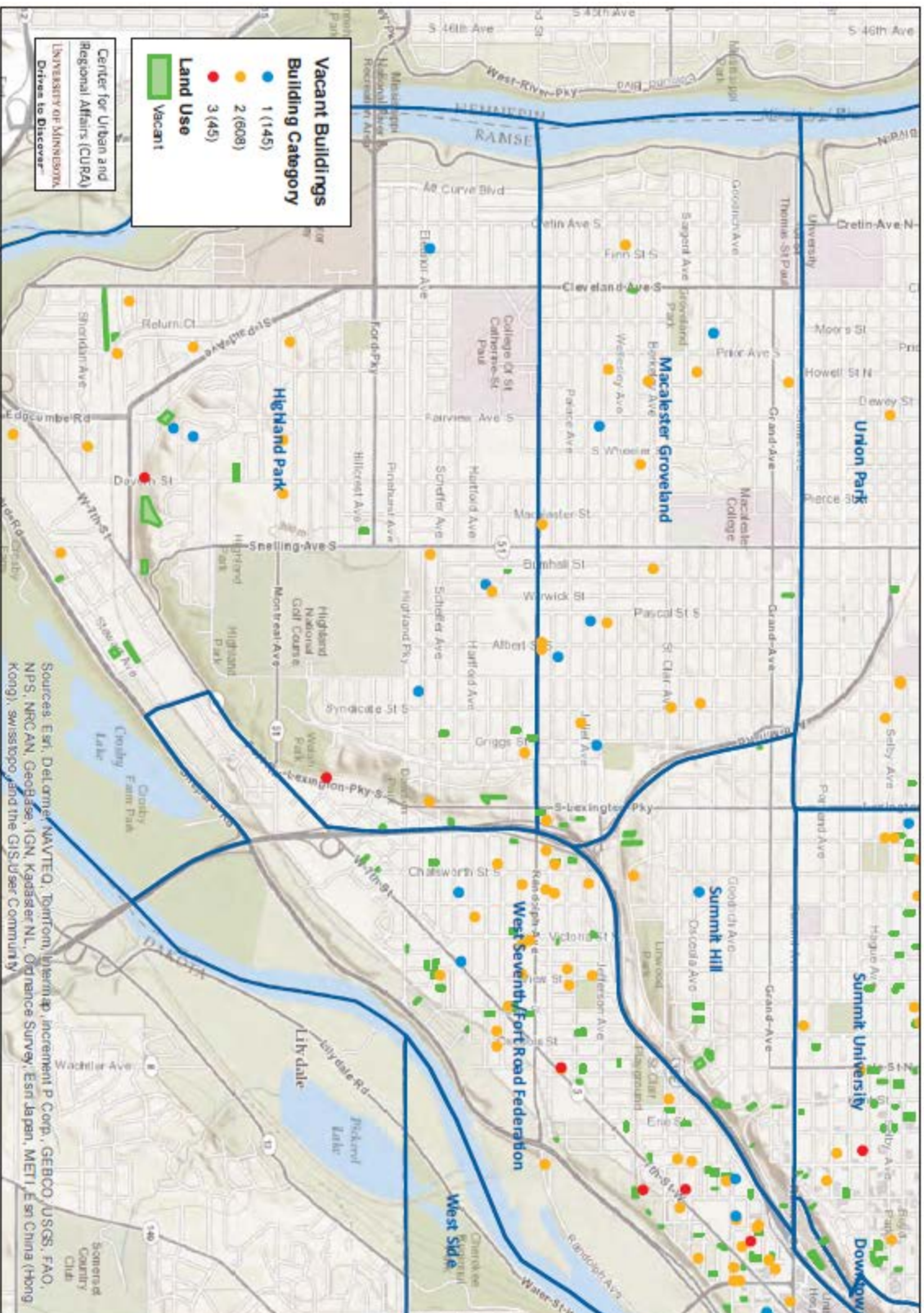
CITY OF ST PAUL: Vacant Buildings & Vacant Lots



CITY OF ST PAUL: Vacant Buildings & Vacant Lots



CITY OF ST PAUL: Vacant Buildings & Vacant Lots



Appendix B

Contacts for Alternative Designs

Manufactured

Centennial Homes
322 S. Vivian
Aberdeen, SD 57401
Phone: (605) 225-8301
Toll free: (888) 849-7051
<http://centennialhomes.com/>

Harvest Homes
3402 Minnesota 210
Fergus Falls, MN 56537
Phone: (218) 739-3301
Fax: (218) 739-0624
<http://www.harvesthomesfergus.com/>

Homark Homes
110 Amber Avenue South
Fosston, MN 56542
Phone: (218) 435-1828
Toll Free: (877) 593-4965
<http://www.homarkhomes.net/>

Modular

Factory Home Center
28502 State Highway 55 East
Paynesville, MN 56362
Phone: (888) 521-7010
Email: info@factoryhomes.net
<http://factoryhomecenter.com/index.html>

Woodlund Homes
5184 Fallbrook Court
Wyoming, MN 55092
Office: 651-462-4101
Fax: 651-462-2945
<http://www.woodlundhomes.com/>

Ideal Homes
3680 Alan Syverson Drive
Barnum, MN 55707
Phone: (218) 389-3335
<http://newidealhomes.com/>

Container

MekaWorld
Toronto, Canada
Phone: (800) 377-6070
Email: info@mekaworld.com
<https://mekaworld.com/>

Blackbox Container Studios
2902 Garfield Ave Minneapolis MN United States 55408
Phone: (612) 290-4766
Email: shane@blackboxcontainers.com
<https://www.blackboxcontainers.com>

Cargotecture
4211 SW College St.
Seattle, WA 98116
Phone: (206) 495-2520
Email: info@cargotecture.com
<http://cargotecture.com/>

Hybrid / Prefab

Hive Modular
211 St Anthony Pkwy
Minneapolis, MN 55418
Phone: (612) 379-4382
Email: info@hivemodular.com
<http://www.hivemodular.com/index.html>

Alchemy Architects
856 Raymond Ave, Suite G
Saint Paul, Minnesota 55114
Phone: (651) 647-6650
Email: info@weehouse.com
<http://www.weehouse.com>

Monopath

Andy Campbell Design Company
3743 Blaisdell Avenue
Minneapolis, MN 55409
Phone: (612) 432-1891
Email: andy@acdcastudio.com
<http://www.acdcastudio.com> or <http://www.mono-path.com/>

OptiMN

Patrick Huelman - Associate Extension Professor

2004 Folwell Ave

St. Paul, MN 55108

Phone: (612) 624 1286

Email: huelm001@umn.edu

https://energy.gov/sites/prod/files/2015/06/f22/Team_OptiMN_Volume_I_Submission.pdf

Urban Homeworks

2015 Emerson Ave N

Minneapolis, MN 55411

Phone: (612) 724-9002

Email: info@urbanhomeworks.org

<http://urbanhomeworks.org/>

Other Alternatives

Goliathtech MN

8840 Xylite St NE

Blaine, MN 55449

Phone: (612) 605-3233

Toll Free: (855) 743-4777

<http://www.goliathtechpiles.com/>

3D Printed House

<https://youtu.be/GUdnrtnjT5Q>

The Mobile Factory

<https://youtu.be/zzTVbzmy1E4>

Kite Bricks

<https://youtu.be/Yf0KEcXIYA>

ICF Specailist

<https://youtu.be/ez-M8wHX4Wk>

Birkawood

<https://youtu.be/bP4clSf3sFk>

Appendix C

Contact info for St Paul zoning variances and District Councils

St Paul Board of Zoning Appeals

<https://www.stpaul.gov/departments/mayors-office/committees-boards-and-commissions/board-zoning-appeals>

Applications should be sent to:

Peter Grafstrom
15 Kellogg West Kellogg Blvd.
390 City Hall
Saint Paul, MN 55102
Phone: 651-266-8516
Fax: 651-266-8521
Staff contact: YaYa Diatta, 651-266-9080, yaya.diatta@ci.stpaul.mn.us

District Council contact info and meeting times

A list of St Paul's District Councils and an interactive map to locate which council a lot is in can be found at this website:

<https://www.stpaul.gov/residents/live-saint-paul/neighborhoods/district-councils>

The following is a list of the city's District Councils and their contact info and meeting times. A downloadable pdf version of this can be found at the following site:

<https://www.stpaul.gov/sites/default/files/Media%20Root/City%20Council/04%2003%2017%20Neighborhood%20Contact%20List.pdf>



City of Saint Paul, Minnesota NEIGHBORHOOD CONTACT LIST

Revised: April 3, 2017

(District councils are shaded in gray)

District 1

District 1 Community Council – Eastview, Conway, Battle Creek and Highwood Hills

Betsy Leach, Executive Director
SunRay Shopping Center
2105 1/2 Old Hudson Rd.
Saint Paul, Minnesota 55119
Phone: 651-578-7600
Community Organizer 651-578-7400
Fax: 651-578-7404
Website: www.district1council.org
Email: district1council@gmail.com
district1chia@gmail.com

Meetings:

- Board Meeting - 4th Mon., 6:30 p.m.
Contact District 1 Community Council for meeting location.

Neighborhood Development Center (serves entrepreneurs citywide)

663 University Avenue Suite 200
St. Paul, Minnesota 55104
Phone: 651.291.2480
Email: kmoriarty@ndc-mn.org

East Side Area Business Association

Melissa Donald, Executive Director
East Side Enterprise Center
804 Margaret Street
Saint Paul, MN 55106
Phone: 651-621-2766
Website: www.esaba.org
Email: operations@esaba.org

District 2

District 2 Community Council Greater East Side

Chuck Repke, Executive Director
Lisa Theis, Community Organizer
Sue McCall, Block Club Coordinator
1365 Prosperity Ave.
Saint Paul, MN 55106
Phone: 651-774-2220
Fax: 651-774-2135
Web Site: www.district2council.org
Email: info@district2council.org
chuckrepke@aol.com
d2lisa@outlook.com

Meetings:

- Board Meeting - 3rd Wed., 7:00 p.m.
Hazel Park Recreation Center
945 Hazel St. N.

White Bear Avenue Business Association

Rich Dunn, President
Lisa Theis, Staff
1365 Prosperity Ave.
Saint Paul, MN 55106
Phone: 651-707-7619
Website: www.wbaba.com
Email: info@wbaba.com

North East Neighborhoods Dev. Corp.

Chuck Repke, Executive Director
Beau Ku Vang, Staff
1321 White Bear Avenue.
Saint Paul, MN 55106
Phone: 651-771-6955 Fax: 651-774-1768
Website: www.nendc.org
Email: info@nendc.org
chuckrepke@aol.com

East Side Area Business Association (SEE DISTRICT 1 FOR ADDRESS, ETC.)

Phalen Village Business Association

Matt Dunkel, President
Lisa Theis, Staff
1365 Prosperity Ave.
Saint Paul, MN 55106
Phone: 651-707-7619
Website: www.phalenvillage.org
Email: d2lisa@outlook.com



City of Saint Paul, Minnesota NEIGHBORHOOD CONTACT LIST

Revised: April 3, 2017

(District councils are shaded in gray)

District 3

West Side Community Organization

Monica Bravo, Executive Director
Baker Center
209 Page Street West
Saint Paul, MN 55107
Phone: 651-293-1708 Fax: 651-293-0115
Website: www.wSCO.org
Email: monica@wSCO.org

Meetings:

West Side Community Organization Office,
1 West Water Street, 2nd Flr Conference Rm:
– Board Meeting - 2nd Mon., 6:30 p.m.
– Sustainable Living Committee Mtg –
3rd Wed, 6:30
– Crime & Safety Committee Use – 3rd Tues.,
every other month (Jan, Mar, etc.), 6:30 pm

Neighborhood Development Alliance (NeDA)

Karen Reid, Executive Director
481 South Wabasha Street
Saint Paul, MN 55107-1142
Phone: 651-292-0131 Fax: 651-292-0925
Website: www.nedahome.org
Email: kreid@nedahome.org

Community Neighborhood Hsng. Service

Jason Peterson, Executive Director
35 W. Water Street
Saint Paul, MN 55107-2016
Phone: 651-292-8710 Fax: 651-292-0473
Website: www.communitynhs.org
Email: jp@communitynhs.org

Smith Dodd Business Association

Charlette House, President
Cherokee State Bank
607 S. Smith Avenue
Saint Paul MN 55107

District 4

Dayton's Bluff Community Council

Deanna Abbott-Foster, Executive Director
Brenda Reid, Program Manager (104.7WEQY fm)
East Side Enterprise Center
804 Margaret Street
Saint Paul, MN 55106
Phone: 651-772-2075
Fax: 651-774-3510
Website: www.daytonsbluff.org
Email: deanna@daytonsbluff.org
brenda@daytonsbluff.org

Meetings:

– Board Meeting – 3rd Mon., 7:00 p.m.
804 Margaret Street

Dayton's Bluff Neighborhood Housing Service

James Erchul, Director
823 East Seventh Street
Saint Paul, MN 55106-5016
Phone: 651-774-6995 Fax: 651-774-0445
Website: www.dbnhs.org
Email: jerchul@dbnhs.org

East Side Area Business Association
(SEE DISTRICT 1 FOR ADDRESS, ETC.)



City of Saint Paul, Minnesota NEIGHBORHOOD CONTACT LIST

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(District councils are shaded in gray)

District 5

Payne Phalen District 5 Planning Council

Lissa Jones-Lofgren, Interim Executive Director
Robin Horkey, Outreach and Administrative Asst.
506 Kenny Road, Suite 130
Saint Paul, MN 55130
Phone: 651-774-5234 Fax: 651-774-9745
Website: www.paynephallen.org
Email: director@paynephallen.org

Meetings: Check www.paynephallen.org or call
651-774-5234 to check meeting times and
locations.

Arlington Hills Community Center
1200 Payne Avenue:

- Board Meeting, 4th Tues., 6:30 pm
- CPED (Cmty Planning & Econ Dvpt)
1st Tues., 6:30 pm
- Environment Committee (PPEC)
3rd Tues., 6:30 PM
- Community Connections Gathering,
3rd Thurs., 6:00 pm

Eastern Police Station, 722 Payne Avenue:

- Environment Committee, typically on
3rd Tues., 6:30 pm
- Community Policing Mtg, 3rd Wed, 9:30 am
and 6:30 pm
- Transportation Cmte, 3rd Thurs, 6:30 pm

Hope Community Academy, 720 Payne Ave.

- Railroad Island Task Force typically on
4th Thurs., 6:30 pm

Payne Arcade Business Association

Anne Dejoy
P.O. Box 600368
Saint Paul, MN 55106
Phone: 651-771-1152
Fax: 651-774-9745

East Side Neighborhood Dev. Co.

John Vaughn, Executive Director
925 Payne Avenue, Suite 201
Saint Paul, MN 55101-4102
Phone: 651-771-1152 Fax: 651-228-3220
Website: www.esndc.org
Email: jvaughn@esndc.org

East Side Area Business Association

(SEE DISTRICT 1 FOR ADDRESS, ETC.)

District 6

District 6 Planning Council

Kerry Antrim, Executive Director
171 Front Avenue
Saint Paul MN 55117
Phone: 651-488-4485 Fax: 651-488-0343
Website: <http://district6stpaul.org>
Email: district6ed@dist6pc.org

Meetings:

North Emanuel Lutheran Church
301 Hatch Avenue

- Board Meeting - 1st Mon., 6:30 pm
- Land Use Task Force Meeting –
4th Tues., 6:30 pm



City of Saint Paul, Minnesota NEIGHBORHOOD CONTACT LIST

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(District councils are shaded in gray)

Rice Street Library, 1011 Rice Street
Friends of the North End – 2nd Tues, 5:30 pm

Rice Street Recreation Center, 1041 Marion St.
North End Booster Club – 1st Wed. 6:30 pm

District 7

Frogtown Neighborhood Association (District 7)

Caty Royce, Executive Director
Tia Williams, Community Organizer
501 Dale Street North
Suite 300
Saint Paul, MN 55103
Phone: 651-236-8699; Direct: 651-789-7480
Fax: 651-789-7482
Website: www.frogtownmn.org
Direct phone and email:
651-789-7480, caty@frogtownmn.org
651-789-7481, tia@frogtownmn.org

Meetings:

West Minnehaha Recreation Center
685 Minnehaha Ave. E
– Board Meeting – 2nd Tues., 6:30 p.m.
– Frogtown Forum Meeting
4th Tues., 6:30 p.m.

Community Stabilization Project

Metric Giles, Executive Director
501 North Dale Street
Saint Paul, MN 55103
Phone: 651-225-8778
Email: metriccsp@gmail.com

Midway Chamber of Commerce

Kari Canfield, President/Executive Director
1600 University Avenue, Suite #4
Saint Paul, MN 55104-3825
Phone: 651-646-2636
Fax: 651-646-2297
Website: www.midwaychamber.com
Email: info@midwaychamber.com

Meetings:

Monthly Luncheon, 3rd Wed., 11:30 a.m.
Spruce Tree Center, 1600 University Avenue

NeighborhoodWorks Home Partners Frogtown Phone

Jason Peterson, Executive Director
533 North Dale Street
Saint Paul, MN 55103-1644
Phone: 651-292-8710
Website: www.nwhomepartners.org
Email: jpeterson@nwhomepartners.org

District 8

Summit-University Planning Council

Jens Werner, Executive Director
627 A Selby Avenue
Saint Paul, MN 55104
Phone: 651-228-1855
Website: www.summit-university.org
Email: jens@summit-university.org

Meetings:

– Board Meeting - 4th Tues., 7 p.m.

Rondo Community Land Trust

Greg Finzel, Executive Director
626 Selby Avenue
Saint Paul, MN 55104
Phone: 651-221-9884 Fax: 651-221-9831
Website: www.rondoclt.org
Email: greg@rondoclt.org



City of Saint Paul, Minnesota NEIGHBORHOOD CONTACT LIST

Revised: April 3, 2017

(District councils are shaded in gray)

Unity Church-Unitarian, 733 Portland Ave,

District 8 (continued)

Ramsey Hill Association

1043 Grand Avenue #542
Saint Paul, MN 55105-3002
Website: www.ramseyhill.org

Midway Chamber of Commerce

(SEE DISTRICT 7 FOR ADDRESS, ETC.)

Aurora-St. Anthony Nbrhd. Dev. Corp.

Nieeta Presley, Executive Director
774 University Avenue West
Saint Paul, MN 55104
Phone: 651-222-0399
Website: www.aurorastanthony.org
Email: nieeta@aurorastanthony.org

Selby Avenue Business Association

Website: www.selbyave.com
Email: info@selbyave.com

Central Village Neighborhood Association

Barbara Crum
568 Aurora Avenue
Saint Paul, MN 55103
Phone: 651-290-2312

District 9

West Seventh/Fort Road Federation

Ed Johnson, Executive Director
Betty Moran, Community Organizer
974 West Seventh Street
Saint Paul, MN 55102-3520
Phone: 651-298-5599
Website: www.fortroadfederation.org
Email: betty@fortroadfederation.org

Meetings:

- Board Meeting - 2nd Mon., 7:00 p.m.
974 West Seventh

Little Bohemia Neighborhood Association

Website: www.littlebohemiastpaul.org
Email: info@littlebohemiastpaul.org
Contact: Tom Brock, 651-343-3840

West 7th Business Association

PO Box 16582
Saint Paul, MN 55116
Website: www.west7thbusinessassociation.com

District 10

District 10 Como Community Council

Michael Kuchta, Executive Director
1224 Lexington Parkway North
Saint Paul, MN 55103-1000
Phone: 651-644-3889
Website: www.district10comopark.org
Email: district10@district10comopark.org

Meetings:

- Board Meeting - 3rd Tues., 7:00 p.m.
Historic Street Car Station
1224 Lexington Parkway North



City of Saint Paul, Minnesota NEIGHBORHOOD CONTACT LIST

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(District councils are shaded in gray)

District 11

Hamline Midway Coalition

Michael Jon Olson, Executive Director
Melissa Cortes, Community Organizer
1558 Minnehaha Avenue West
Saint Paul, MN 55104-1264
Phone: 651-494-7682
Website: www.hamlinemidway.org
Email: info@hamlinemidway.org
michaeljon@hamlinemidway.org
melissa@hamlinemidway.org

Meetings:

- Board Meeting - 3rd Tues., 6:30 p.m.
Hamline Midway Library
1558 Minnehaha Avenue West

Midway Chamber of Commerce

(SEE DISTRICT 7 FOR ADDRESS, ETC.)

District 12

St. Anthony Park Community Council

Suyapa Miranda, Executive Director
Cailin Rogers, Outreach and Operations
Coordinator
2395 University Avenue West #300E
Saint Paul, MN 55114
Phone: 651-649-5992
Website: www.sapcc.org
Email: suyapa@sapcc.org
cailin@sapcc.org

Meetings:

Contact St. Anthony Park Community Council for
meeting locations:

- Board Meeting - 2nd Thurs., 7 p.m.
- Land Use – 1st Thurs., 7 pm
- Transportation – 1st Mon., 7:00 pm
- Environment – 4th Wed., 7:00 pm

St. Anthony Park Community Foundation

P.O. Box 8038
Saint Paul, MN 55108
Phone: 651-641-1455
Website: www.sapfoundation.org
Email: info@sapfoundation.org

St. Anthony Park Seniors

Mary Hayes
Phone: 651-642-9052



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District 13

Union Park District Council

Julie Reiter, Executive Director
Michael Johnson, Community Organizer
1602 Selby Avenue, Suite 10
Saint Paul, MN 55104
Phone: 651-645-6887
Website: <http://www.unionparkdc.org>
Emails: julie@unionparkdc.org
michael@unionparkdc.org

Meetings:

Concordia Univ. Library Technology Ctr..
1282 Concordia Ave., Room 215

- Board Meeting - 1st Wed., 7:00 p.m.

Merriam Park Recreation Center, 2000 St.
Anthony Avenue

- Environment and Parks – 3rd Wed., 7:00 pm
- Land Use Meeting – 3rd Mon., 6:30 pm

450 Syndicate Street N., Ruby Hunt Conf Rm 80
-Neighborhood Involvement – 2nd Wed. 6:00
pm

Lexington-Hamline Community Council

Amy Gundermann, Executive Director
1216 Selby Avenue
Saint Paul, MN. 55104
Phone: 651-645-3207 Fax: 651-645-7578
Website: www.lexham.org
Email: lexham@lexham.org

Meetings:

- Board Meeting - 2nd Thurs., 7 p.m.
1216 Selby Avenue

Snelling Selby Area Business Association

1585 Marshall Avenue
Saint Paul MN 55104
Website: <http://www.selbyatsnelling.org/>
Email: info@selbyatsnelling.org

District 14

Macalester-Groveland Community Council

Liz Boyer, Executive Director
Britta Jepsen, Community Organizer

320 South Griggs Street
Saint Paul, MN 55105-2800
Phone: 651-695-4000
Website: www.macgrove.org
Email: liz@macgrove.org
britta@macgrove.org
mgcc@macgrove.org

Meetings:

- Board Meeting - 2nd Thurs. at 6:30 p.m.
Edgcumbe Recreation Center
320 South Griggs

Grand Avenue Business Association

752 Grand Avenue, Suite 1
Saint Paul, MN 55105
Phone: 651-699-0029 Fax: 651-699-7775
Website: www.grandave.com
Email: info@grandave.com

Meeting: 3rd Thurs., 8:00 a.m.

Cherokee Bank, 985 Grand Avenue

Summit Ave. Res. Preservation Assn.

(SEE DISTRICT 8 FOR ADDRESS, ETC.)



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District 15

Highland District Council

Kathy Carruth, Executive Director
Patty Partridge, Community Organizer /
Crime Prevention Coordinator
1978 Ford Parkway
Saint Paul, MN 55116-1922
Phone: 651-695-4005 Fax: 651-695-4019
Website: www.highlanddistrictcouncil.org
Email: Kathy@highlanddistrictcouncil.org
patty@highlanddistrictcouncil.org
info@highlanddistrictcouncil.org

Meetings:

7:00 pm - Board meeting dates vary. Contact
Highland District Council for information.

Highland Business Association

790 Cleveland Avenue South
Saint Paul, MN 55116
Phone: 651-699-9042 Fax: 651-699-0245
Website: www.highlandba.com
Email: info@highlandba.com

Meetings:

2nd Thurs., 8:00 a.m.
790 Cleveland Avenue South, Suite 225

West 7th Business Association

(SEE DISTRICT 9 FOR ADDRESS, ETC.)

District 16

Summit Hill Association

Monica Haas, Executive Director
Theresa Nix, Community Organizer/
Crime Prevention Coordinator
860 St. Clair Avenue
Saint Paul, MN 55105-3210
Phone: 651-222-1222 Fax: 651-222-1558
Website: www.summithillassociation.org
Email: director@summithillassociation.org
Theresa@summithillassociation.org

Meetings:

- Board Meeting - 2nd Thurs., 7:00 p.m.
Linwood Recreation Center
860 St. Clair Avenue

Grand Avenue Business Association

(SEE DISTRICT 14 FOR ADDRESS, ETC.)

Ramsey Hill Assoc.

(SEE DISTRICT 8 FOR ADDRESS, ETC.)

Summit Ave Residential Preservation. Assoc.

(SEE DISTRICT 8 FOR ADDRESS, ETC.)

District 17

CapitolRiver Council District 17

Jon Fure, Director
US Bank Center
101 East 5th Street, Suite 240
Saint Paul, MN 55101
Phone: 651-221-0488
Website: www.capitolrivercouncil.org
Email: office@capitolrivercouncil.org

Meetings:

- Board Meeting – 3rd Wed., 7:30 a.m.
US Bank Center
16th Floor Conference Room



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City of Saint Paul Resources

SAINT PAUL CITY SERVICES COMMUNITY GUIDE

The Saint Paul City Services Community Guide provides information about frequently used city services. [Click here](#) to access the guide. Information not included in this guide can be obtained by calling 651-266-8989.

Check for additional information on district councils by visiting
<http://www.stpaul.gov/districtcouncil>

MAYOR CHRISTOPHER COLEMAN'S OFFICE

Fedha Abera, Constituent Outreach Coordinator
390 City Hall
Saint Paul, MN 55102-1615
Phone: (651) 266-8512 Fax: 651-266-8513
fedha.abera@ci.stpaul.mn.us

PLANNING AND ECONOMIC DEVELOPMENT LIAISON

Kurt Schultz
25 West Fourth Street,
Saint Paul, MN 55102-1622
Phone: 651-266-6590
Kurt.Schultz@ci.stpaul.mn.us

CITY INFORMATION AND COMPLAINTS

110 City Hall
Saint Paul, MN 55102-1615
Phone: 651-266-8989 Fax: 651-266-8689

Works Cited

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